

SOI Area No. 1
American Canyon Road/Flosden Road

SOI Area No. 2
Watson Lane

Category	Napa County	American Canyon	Napa County	American Canyon
General Plan Designation	Agriculture, Watershed, & Open Space	Residential Estate; Commercial Recreation: Golf Course	Industrial	Agriculture: Special Study Area; Residential Estate
Zoning Standard	Agricultural Watershed		Agricultural Watershed: Airport Compatibility	
Density*	Minimum Parcel Size: 160 acres	Units Per Acre: 1 to 2 (RE) Other Uses: To Be Determined (CR:GC)	Minimum Parcel Size: 160 acres	1 Unit per 40 acres (A: SSA) Units Per Acre: 1 to 2 (RE)
Allowable Uses*	<ul style="list-style-type: none">○ Agriculture○ Single-Family Unit○ Second Single-Family Unit○ Residential Care Facility○ Family Day Care Home○ Guest Cottage○ Wineries and Supporting Facilities○ Minor Antennas○ Telecommunication Facilities○ Hunting Clubs○ Overnight Lodging in Public Park(s)○ Recreational Vehicle Park○ Campground○ Floating Dock○ Levee Maintenance and Repairs	<p>Residential Estate:</p> <ul style="list-style-type: none">○ Single-Family Detached Units○ Single-Family Semi-Detached Units○ Multi-Family Units <p>Parks</p> <p>Schools</p> <p>Trails</p> <p>Open Space</p> <p>Commercial Recreation: Golf Course:</p> <ul style="list-style-type: none">○ Golf Course and Supporting Facilities○ Hotel/Motel○ Local Commercial Services○ Single-Family Detached Units○ Single-Family Semi-Detached Units○ Multi-Family Units	<ul style="list-style-type: none">○ Agriculture○ Single-Family Unit○ Second Single-Family Unit○ Residential Care Facility○ Family Day Care Home○ Guest Cottage○ Wineries and Supporting Facilities○ Minor Antennas○ Telecommunication Facilities○ Hunting Clubs○ Overnight Lodging in Public Park(s)○ Recreational Vehicle Park○ Campground○ Floating Dock○ Levee Maintenance and Repairs	<p>Agriculture: Special Study Area:</p> <ul style="list-style-type: none">○ Agriculture and Supporting Uses○ Open Space○ Passive Recreation,○ Very Low Density Housing <p>Residential Estate:</p> <ul style="list-style-type: none">○ Single-Family Detached Units○ Single-Family Semi-Detached Units○ Parks○ Schools○ Trails○ Open Space

SOI Area No. 3
Green Island Road

SOI Area No. 4
Eucalyptus Groves

	Napa County	American Canyon	Napa County	American Canyon
General Plan Designation	Industrial	Industrial	Agriculture, Watershed, & Open Space	Commercial Recreation
Zoning Standard	General Industrial: Airport Compatibility		Agricultural Watershed: Airport Compatibility	
Density*	Minimum Parcel Size: 20,000 sq. ft. and 35 to 50% maximum parcel coverage	Floor to Area Ratio: 0.5 to 1.0	Minimum Parcel Size: 160 acres	Based on Characteristics of Site/Resources
Allowable Uses*	<ul style="list-style-type: none">○ Agriculture○ Bakeries and Creameries○ Cabinet Shops○ Lumber Storage Yards○ Electrical Shops○ Plumbing Shops○ Heating Shops○ Welding Shops○ Sheet Metal Shops○ Machine Part Shops○ Equipment Storage/Rental/Repair○ Truck Terminals/Repair Shops○ Storage/Warehousing○ Assemblage or Packaging○ Minor Antennas○ Telecommunication Facilities	<ul style="list-style-type: none">○ Light Manufacturing○ Aviation-Related○ Agribusiness-Related○ Industrial Sector○ Business Park○ Warehouses○ Professional Offices○ Supporting Retail○ Restaurant○ Financial○ Similar Uses	<ul style="list-style-type: none">○ Agriculture○ Single-Family Unit○ Second Single-Family Unit○ Residential Care Facility○ Family Day Care Home○ Guest Cottage○ Wineries and Ancillary Facilities○ Minor Antennas○ Telecommunication Facilities○ Hunting Clubs○ Overnight Lodging in Public Park○ Recreational Vehicle Park○ Campground○ Floating Dock○ Levee Maintenance and Repairs	<ul style="list-style-type: none">○ Recreation Vehicle Parks○ Interpretive Nature Centers○ Conference Facilities○ Similar Uses

* Densities and allowable uses for Napa County are based on its adopted zoning ordinances for the affected areas, while densities and allowable uses for American Canyon are based on its General Plan.